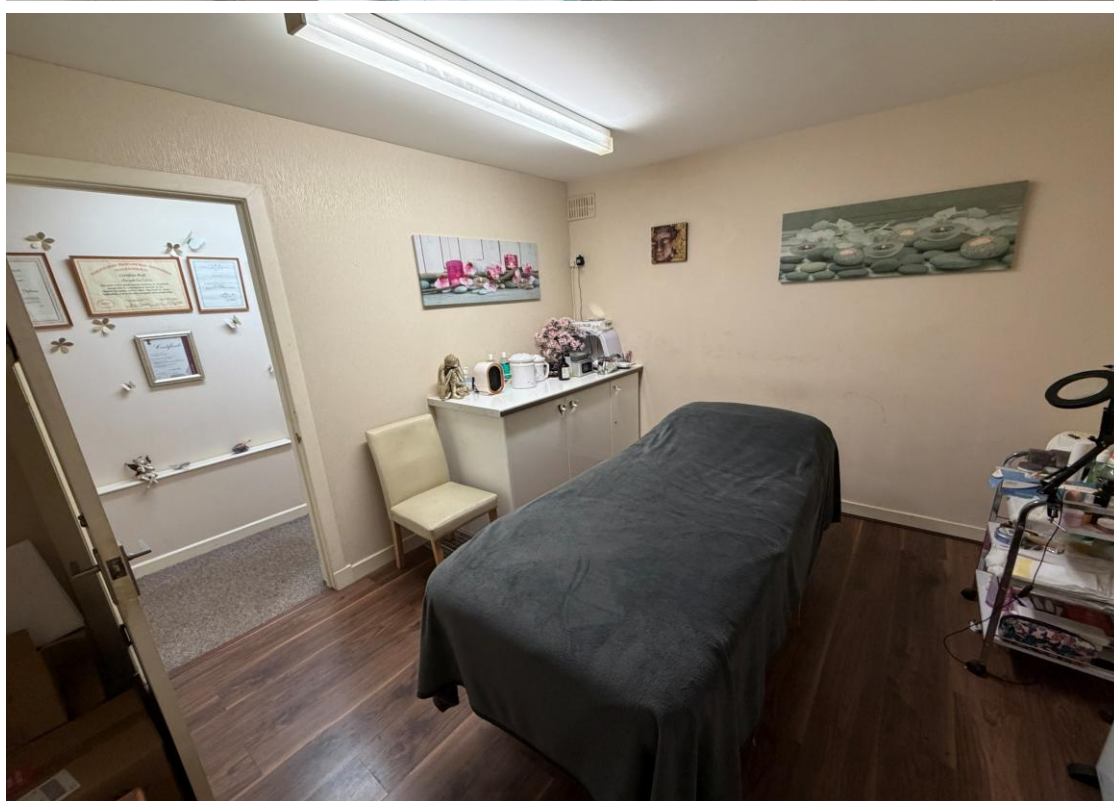
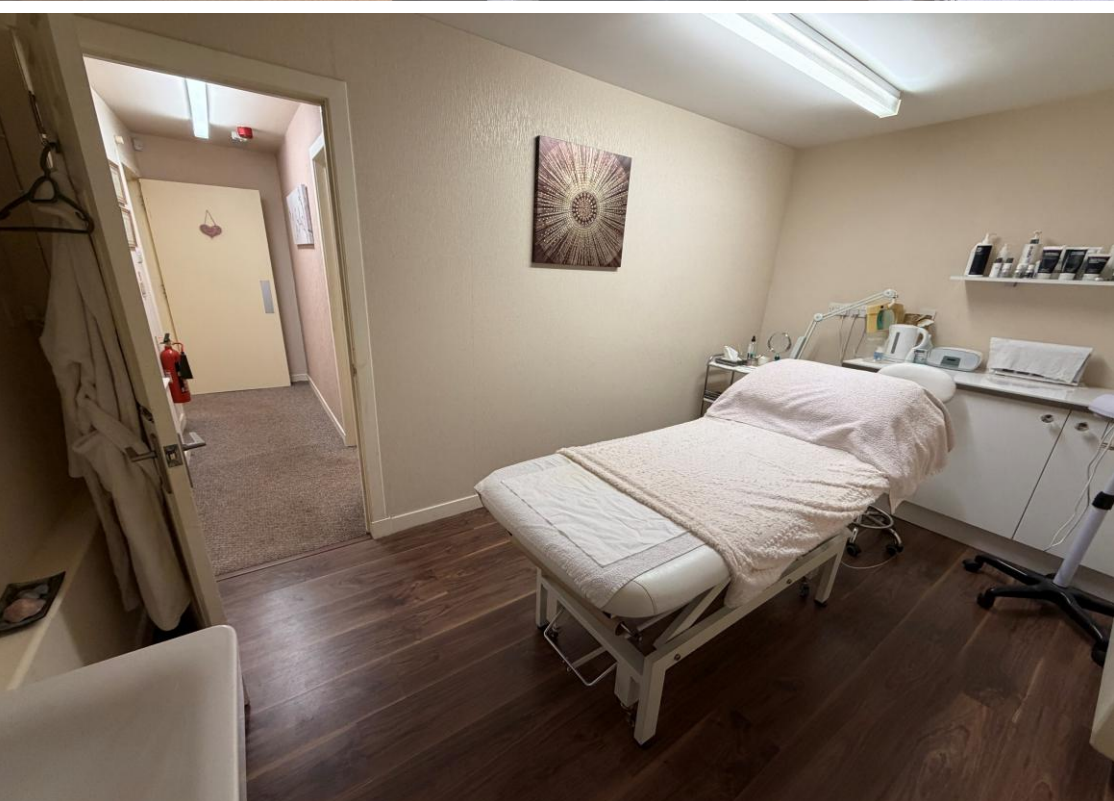




Hair & Beauty Salon | Cross Keys, Commercial Street, Perth

Prominent corner unit with no VAT on rent and potential 100% rates relief

For Lease @ £250 per week | 118 sq m | 1,275 sq ft



Property Highlights

- ✓ No VAT payable on the rent
- ✓ Eligible occupiers may benefit from 100% rates relief (subject to status)
- ✓ Prominent and well-presented commercial unit arranged over ground and basement levels
- ✓ Highly visible corner position within central Perth
- ✓ Bright and inviting main salon/retail space with excellent natural daylight
- ✓ Flexible layout including treatment rooms and open plan areas
- ✓ Suitable for salon, beauty, office, studio or alternative commercial uses
- ✓ Characterful interior with modern finishes throughout
- ✓ Public pay and display car park located directly opposite
- ✓ Close to local amenities and transport links

Location & Description

The subjects occupy a highly prominent corner position at the busy junction of Bridgend and the Old Perth Bridge, one of the principal gateway routes into Perth city centre. The location benefits from strong passing traffic, excellent visibility and immediate proximity to the River Tay, with a public pay and display car park located directly opposite.

The property comprises a well-presented and fully refurbished commercial unit arranged over ground and lower ground levels. The accommodation is currently configured to provide an attractive open plan salon/retail area, together with private treatment rooms and ancillary space.

The interior is bright and welcoming, benefitting from excellent natural daylight and modern finishes throughout. The layout is suitable for a range of commercial uses including salon, beauty, office or studio, and is ready for immediate occupation with minimal fit-out required.

Accommodation

The accommodation is arranged over ground and lower ground (basement) levels. The approximate floor areas are as follows:

Floor	Sq M	Sq Ft
Ground Floor	68.33	735
Lower Ground	50.11	539
Total	118.44	1,274

Business Rates & Rates Payable (2026/27)

Rateable Value: £4,600. An incoming occupier may be eligible for up to 100% Small Business Bonus Scheme relief, subject to status and provided this is their sole business premises.

Lease Terms

- ✓ Rent: £250 per week (£1,083.33 per month).
- ✓ The property is not VAT elected; therefore, no VAT is payable on the rent.

EPC

Available on request.

Compliance

As per RICS and anti-money laundering requirements, the successful purchaser or tenant will be subject to identity and source-of-funds checks before legal documentation can proceed.

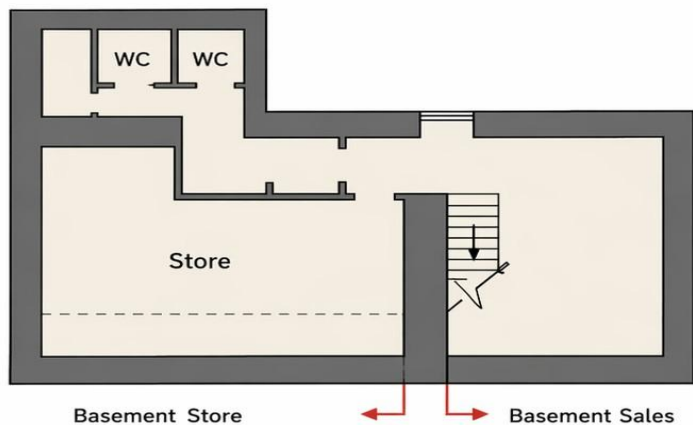
All Enquiries

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